

**MINUTES OF THE GROWTH MANAGEMENT UPDATE TASK FORCE
TO THE LANCASTER COUNTY PLANNING COMMISSION**

DATE: 4 May 2004

ATTENDANCE:

<u>Name</u>	<u>Affiliation</u>
Ron Beam	RETTEW Associates, Inc.
Lois Herr	Lancaster County Planning Commission
Eugene Aleci	Community Heritage Partners
Virginia Brady	Lancaster County Planning Commission Region 3
Rita A. Byrne	Historic Preservation Trust
Frank Christoffel, III	Lancaster County Association of Realtors
Frank Christoffel, IV	Building Industry Association of Lancaster
Tom Despard	Commercial Prime Properties, Inc.
Julianne Dickson	Lancaster County Planning Commission Region 1
Richard Doenges	Lancaster County Agricultural Preserve Board
Charlie Douts	Lancaster County Planning Commission Region 2
Susan Eckert	United Way of Lancaster County
Carolyn French	Fulton Bank
Ralph Goodno	Lancaster County Conservancy
Allan Granger	Lancaster County Planning Commission
Nancy Halliwell	Lancaster County Planning Commission Region 4
Caroline Hoffer	Barley, Snyder, Senft & Cohen
Stephen Iovino	Warwick School District
Rick Jackson	ELA Group, Inc.
G. Curtis Jones	Lancaster County Association of Township Supervisors
Donald B. Kraybill	Elizabethtown College – Young Center for Anabaptist & Pietist Studies
Mike Kyle	Lancaster Area Sewer Authority
Arthur Mann, Sr.	Donsco, Inc.
Donald McNutt	Lancaster County Conservation District
Logan Myers	Warwick Township Board of Supervisors
Wendy Nagle	PA Dutch Convention & Visitor's Bureau
Jay Parrish	PA Bureau of Topography & Geologic Survey
Randy Patterson	Lancaster County Housing & Redevelopment Authority
Steven Sylvester	Dept. of Earth & Environment, Franklin & Marshall College
Diane Tannehill	Lancaster County Community Indicators Project
Allen Taylor	Taylor and Taylor, P.C. / Community Business Association of Lancaster
J. Scott Ulrich	Lancaster County Planning Commission
Karen M. Weibel	Lititz Borough Planning Commission
Dan Zimmerman	Lancaster County Transportation Authority

Other: Douglas Pfautz, President of Elizabethtown Borough Council.

Staff: James Cowhey, Christopher Neumann, Scott Standish, Nancy J. Williams, Mary Frey, and Mari Rich.

Absent: Rev. Edward Bailey, Thomas Baldrige, Dan Betancourt, Phyllis Campbell, John Fiorill, Randy Gockley, Jack Howell, Rich Hurst, Terry Kauffman, Karen Koncle, Jim Miller, Katina Musser, Lilia Nice, David Nikoloff, Patrice Polite-Dixon, Steven Sawyer, Heidi Schellenger, Barry Smith, Tom Smithgall, Antonio Suarez, Betty Tompos and Peter Whipple.

ORDER OF BUSINESS:

1. Welcome and Introductions:

Co-Chair, Lois Herr, called the meeting to order at 11:48 a.m.

2. Administrative Matters:

A. The April 6th meeting minutes were approved.

B. Ms. Herr also mentioned three new members will serve on the Task Force:

- a. Antonio Suarez, Businessman: Mr. Suarez is the owner and operator of three McDonald franchises in the City of Lancaster. He brings expertise in terms of his general knowledge of business, his knowledge of the City, and his knowledge of minority and small business entrepreneurship. With Mr. Suarez' appointment, 14 members -- or one-quarter of the Task Force membership -- represent the business community. Mr. Suarez was unable to be present for today's meeting.
- b. Susan Eckert, President of the United Way of Lancaster County: Ms. Eckert runs United Way of Lancaster County. This organization partners with businesses, government, non-profit organizations and individuals to help improve lives and change community conditions. This is Ms. Eckert's second meeting.
- c. John Fiorill, Chief of the Southern Region Police Department: Before assuming the position of Chief with the Southern Region Police Force, Chief Fiorill accumulated over 25 years of experience with the Lancaster City Police Force. One of his specialties there was community policing. Chief Fiorill was unable to be present at today's meeting.

Ms. Herr stated that a revised Task Force Roster is included with the May meeting handouts.

C. Ms. Herr stated that a revised Growth Management Update Task Force Meeting Schedule is in the May meeting handouts.

D. Ms. Herr reminded the Task Force that at the March meeting, three Subcommittees were established. She stated that the Chairs of those Subcommittees were announced in

April. In addition, she informed the Task Force that the three Subcommittees were also meeting today, 4 May.

- 1) Consultant Subcommittee, Chaired by Rick Jackson: This Subcommittee met from 9:30 to 11:00 a.m. today.
- 2) Growth Management Plan Review Subcommittee, Chaired by Dan Zimmerman: This Subcommittee is scheduled to meet from 1:30 – 3:00 pm today.
- 3) Public Involvement Subcommittee, Chaired by Carolyn French: This Subcommittee is scheduled to meet from 1:30 – 3:00 pm today.

Mr. Jackson gave a brief overview of the Consultant Subcommittee meeting. He stated that 12 of the 14 Subcommittee members were present at this morning's meeting. Mr. Jackson informed the Task Force that the Subcommittee's goal is to begin the consultant selection process over the summer. He also reported that the Subcommittee plans to give a brief overview of the Request for Proposal at the June Growth Management Update Task Force Meeting.

3. Greetings/Remarks:

Ms. Herr thanked Dr. Kraybill and Elizabethtown College for hosting the May meeting, and she introduced Dr. Kraybill to the Task Force as the Interim Provost for Elizabethtown College and as the Senior Fellow in the Young Center for the Study of Anabaptist and Pietist Studies at the college.

Dr. Kraybill stated that Elizabethtown College was founded in 1899, and currently has 1,800 students registered. He indicated that the college does not anticipate expanding the student population beyond its current level. However, he did state that the college is currently pursuing a number of Capital Improvement Projects. A major capital campaign is underway for \$35 million and is expected to be completed in the next 2.5 years. Two major capital projects include:

- a. Spring 2005 - construction is expected to begin on a new Business School Building (50% of the students major in business.)
- b. Spring 2006 - construction is expected to begin on a new Science Center.

Dr. Kraybill stated that the Young Center focuses on cultural studies and studies of social change in the Amish, Mennonite, Brethren, and Hutterite groups of North America. He indicated that the Young Center is the only research facility of its type in the country, and typically it has a visiting fellow each semester.

4. Overview of Local Initiatives:

Ms. Herr introduced Douglas Pfautz, President of Elizabethtown Borough Council. Mr. Pfautz gave an overview of growth issues and opportunities in Elizabethtown Borough and

some of the other municipalities that border the Borough. Mr. Pfautz made the following points during his presentation:

- Major Growth Related Projects in the Borough:
 - Elizabethtown College Expansion - good relationship between Borough and College
 - Amtrak Station Renovation
 - Master Plan for western portion of Borough near Amtrak Station
 - Borough has state-of-the-art wastewater treatment plant with capacity to serve growth through 2045
- Major Growth Related Projects in the Region:
 - Ethanol Plant in Conoy Township
 - Borough is working with West Donegal Township on a By-pass
 - Regional administration of the Uniform Construction Code is planned
 - Northwest Lancaster Regional Police – Elizabethtown Borough, West Donegal Township, and Mount Joy Township
 - Borough is working with adjacent townships on a potential transportation regional coalition.
 - Talks are underway to create a regional water supply
 - Regional Park effort
 - Conewago Industrial Park in West Donegal Township
 - Potential development of 1,100 – 1,400 units in Mount Joy Township in PA 283/Cloverleaf Road area
 - Masonic Village - good relationship between Borough and Masonic Village
 - Wal-Mart is still interested in the PA 283/Cloverleaf Road interchange area in Mount Joy Township

5. Presentations on Lancaster County Comprehensive Plan – Functional Plan Elements:

Ms. Herr stated that at the April meeting, the Task Force received an overview from Ronald Bailey, Executive Director of the Lancaster County Planning Commission, on the **Lancaster County Comprehensive Plan**. She said that Mr. Bailey mentioned that there are several functional plans that are part of the County's Comprehensive Plan and the functional plans are mandated by the **Municipalities Planning Code**, just as the **Growth Management Plan** is mandated under the **Municipalities Planning Code**.

LCPC Director for Long Range Planning Nancy Williams stated that an outline of the status of each Functional Plan is in the meeting handouts. She stated that two of the outlines would be distributed later in the meeting by Mr. Standish.

Lancaster County Housing Plan: Mr. Granger gave an overview of the **Housing Plan**. He stated that the Housing Steering Committee consists of approximately 30 people and the goal of that Committee is to have an updated Housing Plan by April 2005.

Lancaster County Water Resources Plan: Mr. Sylvester gave an overview of the **Water Resources Plan** adopted in 1997. He described the purpose of the plan as a way to protect

groundwater resources, improve water supply planning, secure future drinking water supplies, and improve environmental quality.

Long Range Transportation Plan: Mr. Douts gave an overview of efforts to update the **Long Range Transportation Plan**, stating that its estimated completion date is summer 2004.

Lancaster County Strategic Tourism Development Plan: LCPC Director for Heritage Planning Scott Standish gave an overview of efforts to develop a **Lancaster County Strategic Tourism Development Plan**, stating that the plan's estimated completion date is summer 2004.

Lancaster County Historic and Cultural Resources Preservation Plan: Mr. Standish also gave an overview of efforts to develop a **Lancaster County Historic and Cultural Resources Preservation Plan**, stating that the plan's estimated completion date is spring 2005.

In response to questions from Mr. Despard and Mr. Mann, LCPC Director for Transportation Planning Christopher Neumann explained how the state receives funding for transportation projects from the federal government. He stated that presently the State allocates 2.5 percent of the base Highway and Bridge Capital Fund to Lancaster County. He noted that the County has 4 percent of Pennsylvania's population. Mr. Neumann mentioned that if the State increases the percentage of funding allocated to Lancaster County from 2.5 percent to 4.0 percent, the financial gap in the transportation budget could possibly be dissolved.

Mr. Mann suggested that the Task Force have a permanent subcommittee to advocate for state funding to help implement the County's Functional Plans.

Ms. Herr stated that having a permanent subcommittee that focuses on funding would be very beneficial and would help the County address this perpetual concern about money.

6. **Multi-Municipal Planning in Lancaster County:**

Ms. Herr introduced LCPC Director for Community Planning James Cowhey. Mr. Cowhey explained the history of the development of Multi-Municipal Plans in Lancaster County. He stated that the County funds plans in cases where two or more municipalities agree to develop a comprehensive plan. Mr. Cowhey mentioned that most of the municipalities in Lancaster County have adopted Urban Growth Areas (UGAs). He also noted that currently, there are 11 Multi-Municipal Plans that are adopted or in progress within the County, and these plans include 42 of the 60 municipalities and over 300,000 of the 470,000 residents of Lancaster County.

Mr. Cowhey stated that LCPC staff promotes a Strategic Planning Model that basically asks three questions of the municipalities:

- 1) Where are we right now?
- 2) Where do we want to be?
- 3) How do we get there?

Mr. Cowhey stated that in order to develop a successful Multi-Municipal Plan, the governing bodies have to make a commitment to collaborate, and the public needs to be involved. He informed the Task Force that if the public is involved from the beginning of the process, the public will come out and push for the plan adoption. He also mentioned that small goals that are easily implemented help to make the plans more successful.

In response to a question from Mr. Beam, Mr. Cowhey explained that Multi-Municipal Plans are directly related to the Lancaster County Comprehensive Plan. He explained that as UGAs are adopted into Multi-Municipal Plans, they are adopted into the County's Comprehensive Plan as well.

7. Questions and Answers:

Mr. Despard inquired about how the agricultural community's culture of polluting waterways could be changed and if there is some form of conservation required within the County. Mr. Doenges stated that all preserved farms are required to have conservation plans in effect. Ms. Halliwell stated that the farming community is more regulated now than it has been in the past 10 years. She also noted that more regulations are being developed.

8. Adjournment:

Ms. Herr thanked the speakers, and she thanked the Task Force members for their attendance. With no further business to discuss, the meeting adjourned at 1:15 p.m.